

13315 COMBER WAY | SURREY, BC

FOR LEASE

APPROX. 10,600 SF SHOWROOM CONDITION
BUILDING ON 0.948 OF AN ACRE IN NEWTON



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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE | FREESTANDING INDUSTRIAL BUILDING

13315 COMBER WAY

SURREY, BC

Opportunity

To lease a rare freestanding warehouse showroom condition building in the heart of the Newton industrial area.

Location

On the north side of Comber Way just south of 76th Avenue, west of King George Boulevard, and east of 132nd Street.

Zoning

I-L (Light Impact Industrial)



PROPERTY DETAILS

Building Size

Approximately 10,600 SF

Lot Size

0.948 of an acre (41,294.88 SF)

Asking Lease Rate

\$19.75 PSF

Property Taxes

\$59,713.16 (2024)

Building Insurance

\$10,661.00 (2024)

Features

- ▶ Move-in ready (showroom condition)
- ▶ Prime location
- ▶ Paved and fenced outside yard area
- ▶ Well-maintained concrete block building
- ▶ 3-phase electrical service
- ▶ 17' clear ceilings heights (approximate)
- ▶ Two (2) grade level loading doors
- ▶ Ample parking
- ▶ Two (2) washrooms
- ▶ Lunchroom

Availability

Contact broker